



Building Type:	Flex Tech, Industrial
Available SF:	296,537
Total SF:	296,537
Within City Limits:	Yes
Construction Type:	Metal or Steel
Lease Rate:	\$13.5
Lease Terms:	Gross
Last Updated:	Nov 3, 2021

Economic Development Contact

Lenora Fisher
Greater Peoria Economic Development Council
401 NE Jefferson Avenue
Peoria, IL 61603
(309) 253-6010 | lfisher@greaterpeoriaedc.org

Realtor/Owner Contact

Dan Maloof
Maloof Commercial
309.693.3000 | dan@maloofcom.com

Property and Area Description

93,357 SF warehouse space & 13,440 SF office space. 18' OH door & 22' clear ceiling. (2) Jib cranes & (5) 3 - 7 ton OH cranes. (4) Test Cells, exhaust fans & floor drains. Warehouse is also heated & sprinklered. Flex/Industrial building with small office located 8 miles north of downtown Peoria with quick access to I-74 and. I-474 via IL Rt. 6. Public transportation is provided by Greater Peoria Mass Transit District and provides access throughout Peoria and Tazewell Counties. Zoned I-1. 50 parking spaces. Incentives: Peoria Urban EZ. Street view: [https://www.google.com/maps/@40.7871999,-89.6263939,3a,75y,82.24h,90t/data=](https://www.google.com/maps/@40.7871999,-89.6263939,3a,75y,82.24h,90t/data=!3m1!1e3!1s0x880e3c3c3c3c3c3c3c:0x880e3c3c3c3c3c3c3c) Street view: [https://www.google.com/maps/place/8201+N+University+St,+Peoria,+IL+61615/@40.7871999,-89.6263939,3a,75y,82.24h,90t/data=](https://www.google.com/maps/place/8201+N+University+St,+Peoria,+IL+61615/@40.7871999,-89.6263939,3a,75y,82.24h,90t/data=!3m1!1e3!1s0x880e3c3c3c3c3c3c3c:0x880e3c3c3c3c3c3c3c)

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Interstate: I-74 (8 mi.)
Nearest Commercial Airport: Peoria International Airport (13 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: IL American Water
Sewer: Greater Peoria Sanitary District
Telecommunications: AT&T, iTV3, Frontier